

City of El Paso - City Plan Commission Staff Report

Case No: SUSU12-00024 Artcraft Estates

Application Type: Extension Request to submit recording maps

CPC Hearing Date: April 5, 2012

Staff Planner: Raul Garcia, 915-541-4935, garciar l@elpasotexas.gov

Location: North of Arteraft and East of Westside

Acreage: 61.46 acres

Rep District:

Existing Use: Vacant

Existing Zoning: R-2A/c (Residential/condition) **Proposed Zoning:** R-2A/c (Residential/condition)

Nearest School: Jose H. Damian Elementary School (1.32 miles)

Nearest Park: Tim Foster Park (0.37 mile)

Park Fees: N/A

Impact Fee Area:Not in Impact Fee AreaProperty Owner:Ranchos Real VIII, LTDApplicant:Ranchos Real VIII, LTD

Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial)/ Commercial development, R-F (Ranch and Farm)/ Residential

development, R-1 (Residential)/ Residential development

South: R-2 (Residential)/ Vacant

East: R-F (Ranch and Farm)/ Residential development, R-3A (Residential)/ Residential

Development.

West: R-3A (Residential)/ Residential development

THE PLAN FOR EL PASO DESIGNATION: G4 Suburban

APPLICATION DESCRIPTION

In accordance with Section 19.08.060.H – *Submission for Recording* of the previous subdivision code, the applicant is requesting a six-month extension to submit recording maps for Artcraft Estates. The reason for the extension is due to the continued coordination with the City of El Paso to obtain an acceptable geotechnical soils report for the development.

CASE HISTORY

On September 22, 2011, the City Plan Commission approved Arteraft Estates on a Major Combination basis.

CURRENT REQUEST

The applicant is now submitting a request for a six-month extension to submit recording maps, in accordance with Section 19.08.060.H – *Submission for Recording* of the previous subdivision code. The extension request was submitted by the applicant on March 15, 2012.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the six-month extension request subject to the following conditions and requirements:

If approved, the extension will expire on September 22, 2012.

Planning Division Recommendation:

Approval.

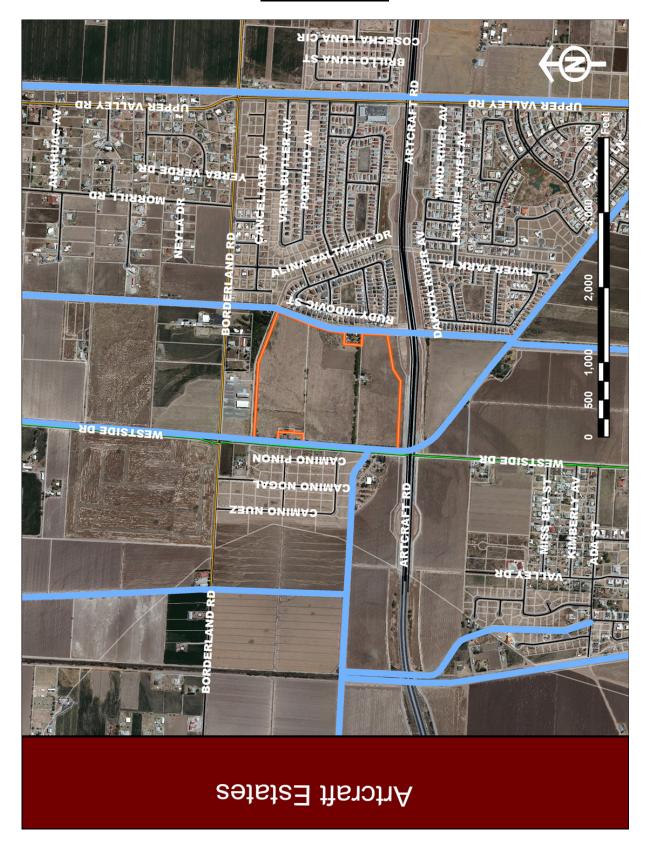
Engineering & Construction Management-Land Development:

The Land Development section concurs with the request. At present, we are working with the customer to solve the drainage issue.

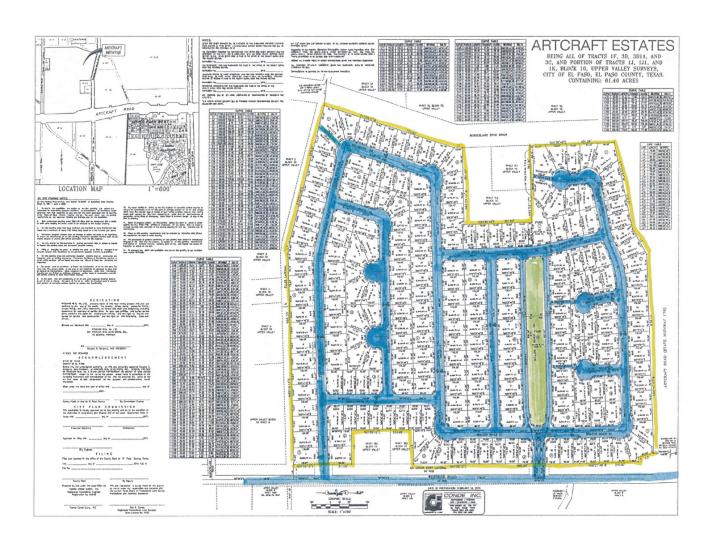
Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary plat
- 4. Final Plat
- 5. Extension Request
- 6. Application











March 14, 2012

Raul Garcia City of El Paso Planning Department Two Civic Center Plaza El Paso, Texas 79901

RE: Arteraft Estates - Submission of Recording Plat Extension Request

Dear Raul,

On behalf of Ranchos Real VIII, LTD, we want to thank you for all of your assistance regarding the processing of the above referenced project. We hereby request the City to grant a six-month extension of plat recording due to Land Development has not accepted the Geotechnical soils report and it will be required to be revised.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.

Contad-Conde

ENGINEERING/PLANNING/BURVEYING

9090 SURETY DR., SUITE 100 / EL PASO, TEXAS 78805 / (916) 692-0283 / FAX (816) 692-0288



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

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| yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached). | what type of utility easer What type of drainage is p Are special public improv Is a modification or excep If answer to is "Yes", ple Remarks and/or explanation Improvement Plans subr Will the proposed subdivi | nents are proposed or opposed? (If application of any portion ase explain the nation of special circumitted? | d? Undergroundicable, list more the On-Site Pone in connection with n of the Subdivisio ture of the modificationstances: | Overhead on one) ting the development? YesX n Ordinance proposed? Yes ation or exception NoX cide whether this application is a | Combination of | f Both | |

| 2. | Owner of recor | | 080 Surety Dr., Ste. 300 | El Paso, TX | 79905 | 915-592-0290 |
|----|----------------------------|------------------------|----------------------------|-----------------------------------------------------------|-----------|--------------|
| | | (Name & Address) | | | (Zip) | (Phone) |
| 3. | Developer | Ranchos Real VIII, LTD | 6080 Surety Dr., Ste. 300 | El Paso, TX | 79905 | 915-592-0290 |
| | | (Name & Address) | | | (Zip) | (Phone) |
| 4. | Engineer_ | CONDE INC. | 6080 Surety Dr., Suite 100 | | 79905 | 915-592-0283 |
| | | (Name & Addres | ss) | | (Zip) | (Phone) |
| | IER'S VALIDAT 51,901.00 | ION | | | | |
| • | 31,501.00 | | | Ranchos Real | VIII, LTD | |
| | | | | By: Ranchos Real Developers, Inc. Its General Partners | | |

Douglas A. Schwartz, Vice President

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

REPRESENTATIVE: